



AVAILABILITY

MOVE-IN READY CONDITION

SUITE SIZES:

±1,232 SF to ±9,399 SF

TERMS

» Lease Rate: \$13.50-\$15.00 PSF

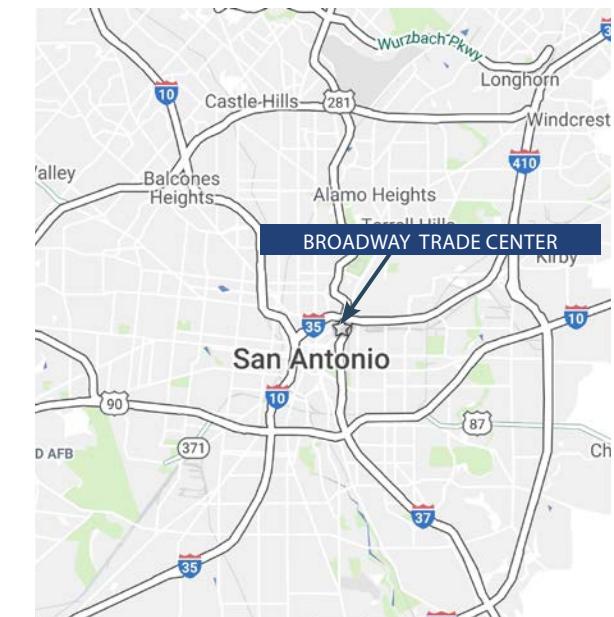
» Annual OPEX: \$5.20 PSF

HVAC

Landlord assumes all HVAC responsibility: \$0.40 PSF

BUILDING FEATURES

- » Project Size: ±203,651 SF
- » 20' clear height
- » Grade level and dock high loading



BROADWAY TRADE CENTER

AVAILABILITY

FOR LEASE



Bldg A
9921 - 9929 Broadway



Bldg B
2502 - 2516 Freedom Drive



Bldg C
2475 Freedom Drive



Bldg D
2463 - 2469 Freedom Drive



Bldg F
2538 - 2564 Boardwalk Street

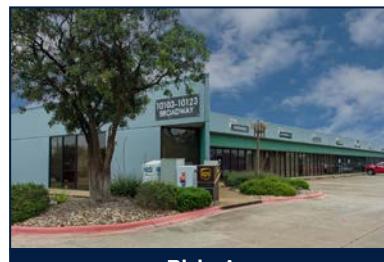
SUITE	SF
Fully Leased	N/A

SUITE	SF
B2514	2,988 SF

SUITE	SF
Fully Leased	N/A

SUITE	SF
D2467	9,399 SF

SUITE	SF
F2540	1,903 SF
F2544	2,039 SF
F2558	1,232 SF



Bldg A
10103 - 10123 Broadway



Bldg B
2525 - 2545 Boardwalk Street



Bldg C
2503 - 2523 Boardwalk Avenue



Bldg D
2560 - 2566 MacArthur View

SUITE	SF
A10113	2,115 SF

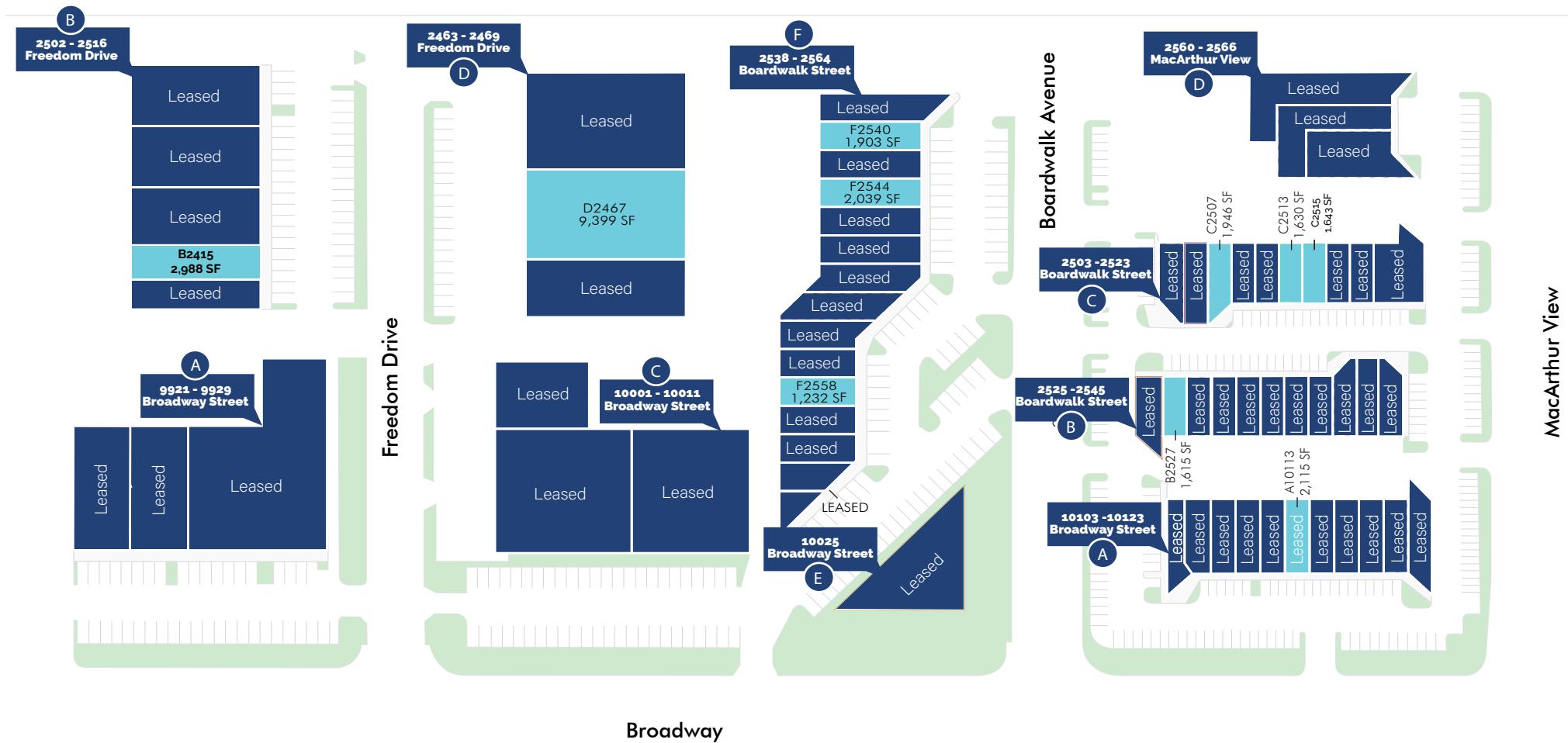
SUITE	SF
B2527	1,615 SF

SUITE	SF
C2507	1,946 SF
C2513	1,630 SF
C2515	1,643 SF

SUITE	SF
Fully Leased	N/A

BROADWAY TRADE CENTER

FOR LEASE



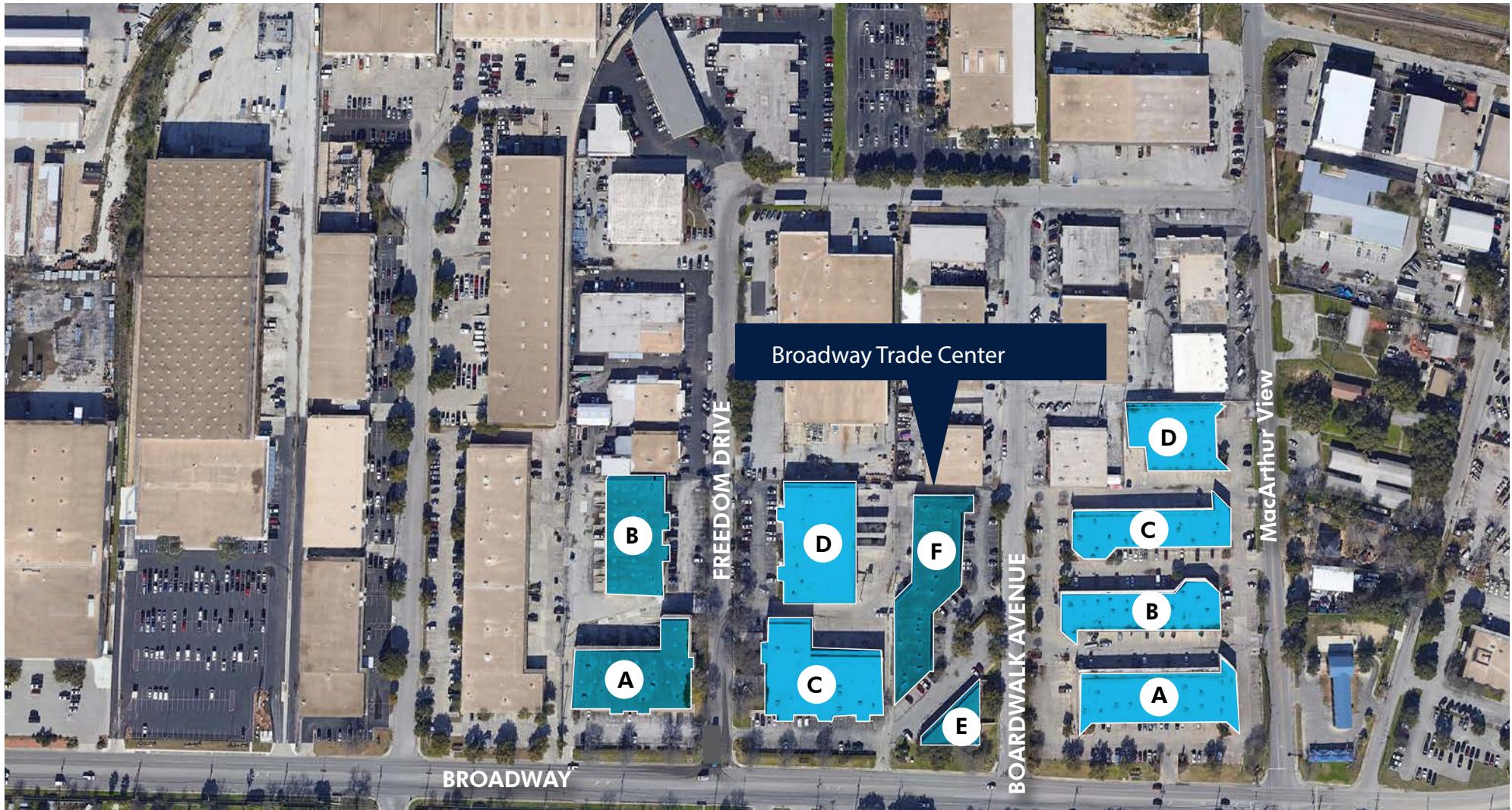
Legend

Leased

 Available

BROADWAY TRADE CENTER

FOR LEASE

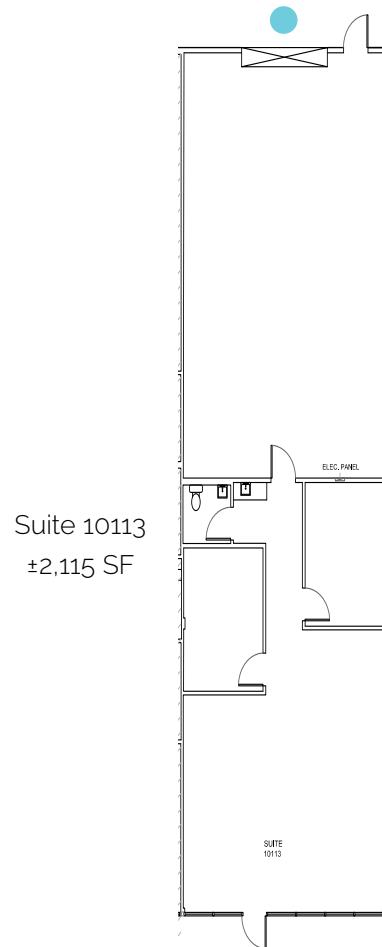


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BROADWAY TRADE CENTER

FOR LEASE

BUILDING A
10103-10123
Broadway



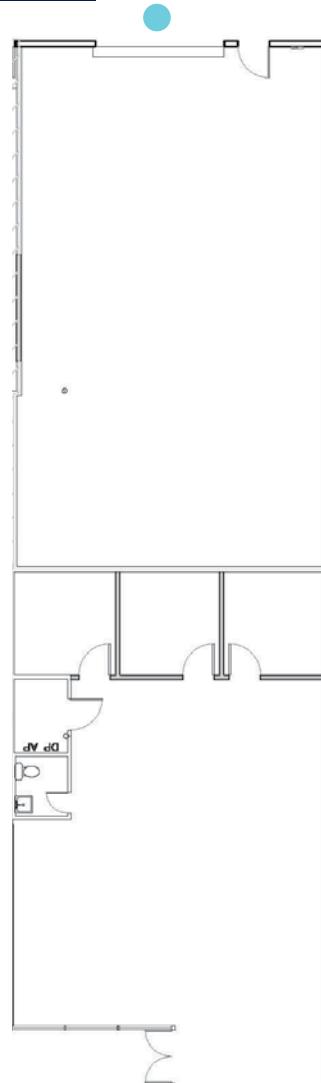
LEGEND	SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
<ul style="list-style-type: none">● Grade Level Doors▲ Dock-High Doors	A10113	±2,115 SF	\$14.00 NNN	Contact Broker	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING B
2502-2516
Boardwalk Street

Suite 2514
±2,988 SF



LEGEND
● Grade Level Doors
▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
B2514	±1,615 SF	\$13.50 NNN	Office: 1,498 SF Warehouse: 1,490 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

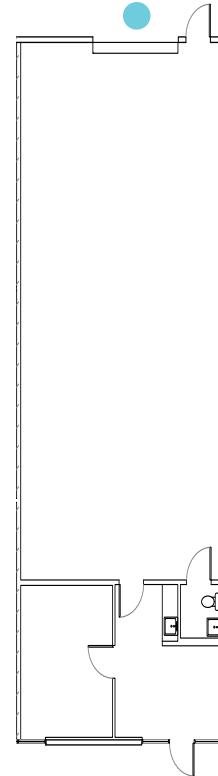
FOR LEASE

BUILDING B

2525-2545

Boardwalk Street

Suite 2527
±1,615 SF



LEGEND

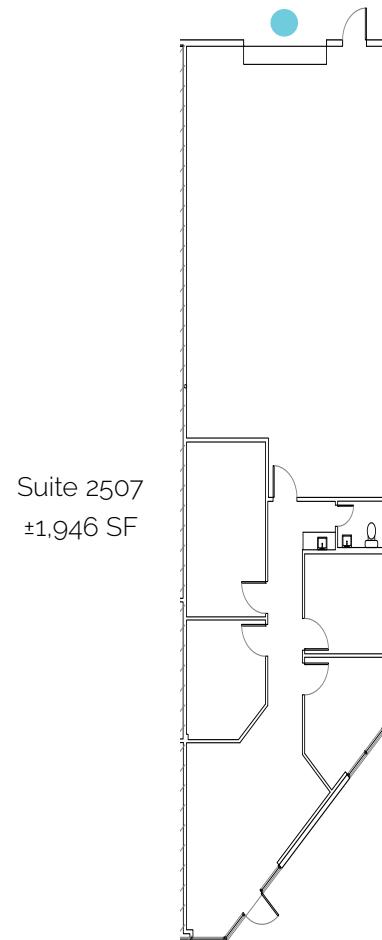
- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
B2527	±1,615 SF	\$14.00 NNN	Office: 371 SF Warehouse: 1,244 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING C
2503-2523
Boardwalk Street



LEGEND
● Grade Level Doors
▲ Dock-High Doors

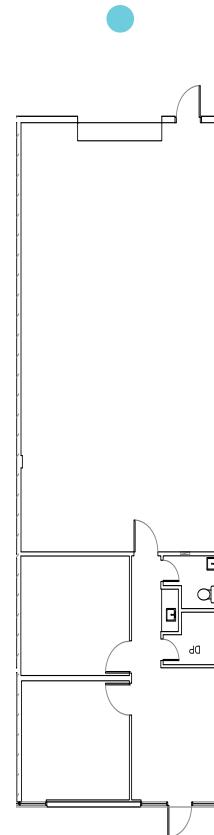
SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
C2507	±1,946 SF	\$14.00 NNN	Office: 911 SF Warehouse: 1,035 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING C
2503-2523
Boardwalk Street

Suite 2513
±1,630 SF



LEGEND
● Grade Level Doors
▲ Dock-High Doors

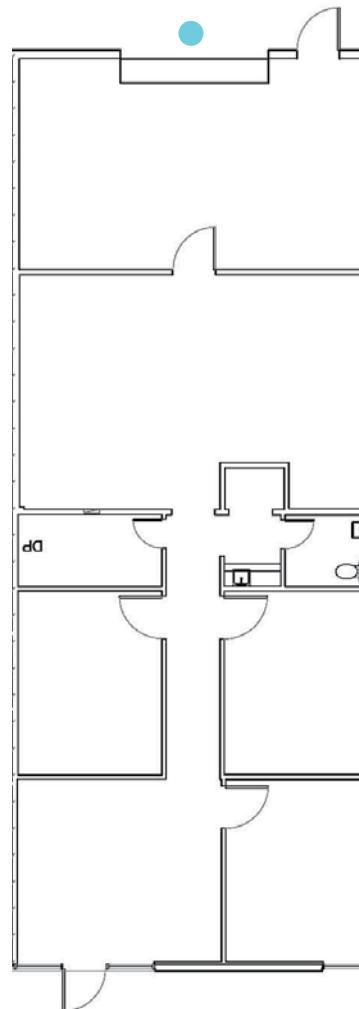
SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
C2513	±1,630 SF	\$14.00 NNN	Office: 597 SF Warehouse: 1,033 SF	1 Grade Level Door	Available 1/1/2026

BROADWAY TRADE CENTER

FOR LEASE

BUILDING C
2503-2523
Boardwalk Street

Suite 2515
±1,643 SF



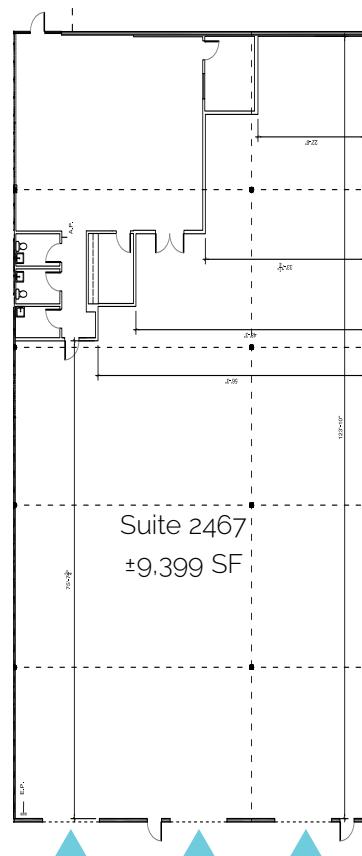
LEGEND
● Grade Level Doors
▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
C2515	±1,643 SF	\$14.00 NNN	Office: 1,247 SF Warehouse: 396 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING D
2463-2469
Freedom Drive



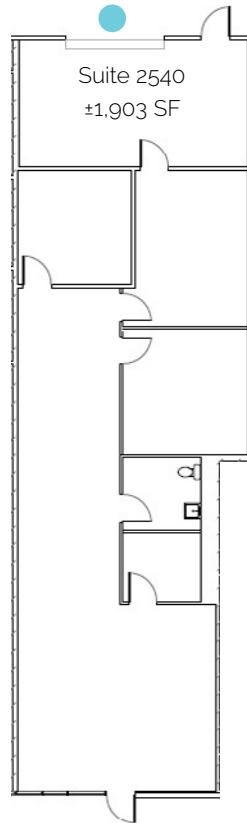
LEGEND
● Grade Level Doors
▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
D2467	±9,399 SF	Contact Broker	±1,798 SF Office ±7,601 SF Warehouse	3 Dock High Doors	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING F
2538-2564
Boardwalk Street



LEGEND	SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
● Grade Level Doors ▲ Dock-High Doors	F2540	±1,903 SF	\$14.00 NNN	±905 SF Office ±1,134 SF Warehouse	1 Grade Level Door	Available Now

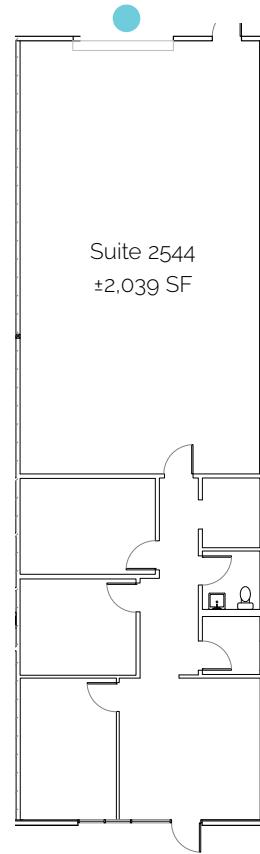
BROADWAY TRADE CENTER

FOR LEASE

BUILDING F

2538-2564

Boardwalk Street



LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
F2544	±2,039 SF	\$14.00 NNN	±905 SF Office ±1,134 SF Warehouse	1 Grade Level Door	Available Now

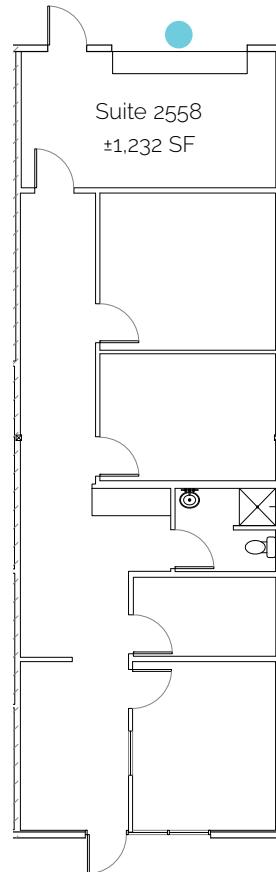
BROADWAY TRADE CENTER

FOR LEASE

BUILDING F

2538-2564

Boardwalk Street



LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
F2558	±1,232 SF	\$14.00 NNN	±226 SF Office ±1,006 SF Warehouse	1 Grade Level Door	Available Now



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Justin Roberts

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